

070.0

0003

0005.0

Map

Block

Lot

1 of 1  
CARDResidential  
ARLINGTONAPPRAISED: 1,388,800 / 1,388,800  
USE VALUE: 1,388,800 / 1,388,800  
ASSESSED: 1,388,800 / 1,388,800Patriot  
Properties Inc.

## PROPERTY LOCATION

No	Alt No	Direction/Street/City
351		MYSTIC ST, ARLINGTON

OWNERSHIP	Unit #:
Owner 1: MILNER RICHARD A	
Owner 2: MILNER EILEEN TROY	
Owner 3:	

Street 1: 351 MYSTIC ST
Street 2:

Twn/City: ARLINGTON
St/Prov: MA
Cntry:
Own Occ: Y

Postal: 02474
Type:

PREVIOUS OWNER
Owner 1: MILNER RICHARD T --ETAL -
Owner 2: MILNER EILEEN TROY -

Street 1: 351 MYSTIC ST
Twn/City: ARLINGTON
St/Prov: MA

Cntry:
Postal: 02474

NARRATIVE DESCRIPTION
This parcel contains .209 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1923, having primarily Stucco Exterior and 3908 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 8 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS
Code Descrip/No Amount Com. Int


PROPERTY FACTORS
Item Code Description % Item Code Description

Z R0	LARGE LOT	100	water		
o			Sewer		
n			Electri		

Census:	Exempt
Flood Haz:	

D	Topo	3	Below Stree
s	Street		
t	Gas:		

LAND SECTION (First 7 lines only)
Use Description LUC No of Units Depth / Unit Type Land Type LT Base Unit Neigh Neigh Neigh Infl 1 % Infl 2 % Infl 3 % Appraised Alt % Spec J Fact Use Value Notes

101	One Family	9100	Sq. Ft.	Site	0	70.	1.03	4		Med. Tr	-10	View	50		654,886			654,900
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## IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description
101	9100.000	732,600	1,300	654,900	1,388,800	
Total Card	0.209	732,600	1,300	654,900	1,388,800	Entered Lot Size
Total Parcel	0.209	732,600	1,300	654,900	1,388,800	Total Land:
Source:	Market Adj Cost		Total Value per SQ unit /Card:	355.36	/Parcel: 355.36	Land Unit Type:

User Acct
44909
GIS Ref
GIS Ref
Insp Date
01/29/20

## USER DEFINED

Prior Id # 1: 44909
Prior Id # 2:
Prior Id # 3:
Prior Id # 1:
Prior Id # 2:
Prior Id # 3:
LAST REV
Date Time
12/30/21 03:09:06
LAST REV
Date Time
02/26/20 08:43:47
ASR Map:
Fact Dist:
Reval Dist:
Year:
LandReason:
BldReason:
CivilDistrict:
Ratio:

## SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
MILNER RICHARD	42361-277		3/31/2004	Family	10	No	No		
	19705-421		3/1/1989		263,000	No	No	Y	

## BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
8/17/2011	877	Wood Dec	24,000					NEW PATIO / EXPAND
5/14/2004	366	Addition	88,000	C				2ND STY MBR & BTH
4/20/1998	259	Addition	70,000					18X30 ADD/REM KIT/
4/20/1998	259		70,000					18X30 ADD/KIT/BATH

## ACTIVITY INFORMATION

Date	Result	By	Name
1/29/2020	Inspected	PT	Paul T
4/25/2009	Meas/Inspect	372	PATRIOT
3/14/2005	Permit Visit	BR	B Rossignol
4/7/2000	Inspected	263	PATRIOT
11/2/1999	Mailer Sent		
10/12/1999	Measured	263	PATRIOT
6/28/1999		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA \_\_\_\_\_

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH										
Type: 15 - Old Style				Full Bath: 1	Rating: Average			WHIRLPOOL IN MASTER BATH.														
Sty Ht: 2 - 2 Story				A Bath: 1	Rating: Good																	
(Liv) Units: 1	Total: 1			3/4 Bath:	Rating:																	
Foundation: 3 - BrickorStone				A 3QBth	Rating:																	
Frame: 1 - Wood				1/2 Bath: 1	Rating: Average																	
Prime Wall: 6 - Stucco				A HBth:	Rating:																	
Sec Wall:		%		OthrFix: 1	Rating: Good																	
Roof Struct: 2 - Hip				OTHER FEATURES																		
Roof Cover: 5 - Tile				Kits: 1	Rating: Good			1st Res Grid   Desc: Line 1   # Units: 1														
Color: WHITE				A Kits:	Rating:																	
View / Desir:				Frl: 1	Rating: Average																	
GENERAL INFORMATION				WSFlue:	Rating:																	
Grade: B+ - Good (+)				CONDO INFORMATION																		
Year Blt: 1923	Eff Yr Blt:			Location:																		
Alt LUC:	Alt %:			Total Units:																		
Jurisdict:	Fact: .			Floor:																		
Const Mod:				% Own:																		
Lump Sum Adj:				Name:																		
INTERIOR INFORMATION				DEPRECIATION				REMODELING				RES BREAKDOWN										
Avg Ht/FL: STD				Phys Cond: GD - Good	18. %	Exterior:		No Unit	RMS	BRS	FL											
Prim Int Wal: 2 - Plaster				Functional:	%	Interior:		1	8	4												
Sec Int Wall:		%		Economic:	%	Additions: 2004																
Partition: T - Typical				Special:	%	Kitchen:																
Prim Floors: 3 - Hardwood				Override:	%	Baths:																
Sec Floors: 4 - Carpet	50 %		Total: 18.6 %			Plumbing:																
Bsmnt Flr: 12 - Concrete						Electric:																
Subfloor:						Heating:																
Bsmnt Gar: 2						General:																
Electric: 3 - Typical																						
Insulation: 2 - Typical																						
Int vs Ext: S																						
Heat Fuel: 2 - Gas																						
Heat Type: 5 - Steam																						
# Heat Sys: 1																						
% Heated: 100	% AC:																					
Solar HW: NO	Central Vac: NO																					
% Com Wal	% Sprinkled																					
MOBILE HOME				Make:		Model:		Serial #:		Year:		Color:										
SPEC FEATURES/YARD ITEMS				PARCEL ID 070.0-0003-0005.0										IMAGE								
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value	AssessPro Patriot Properties, Inc				
2	Frame Shed	D	Y	1	6X10	A	AV	1990	0.00	T	23.2	101										
19	Patio	D	Y	1	14X30	G	GD	1985	3.93	T	20.4	101			1,300		1,300					
More: N	Total Yard Items:	1,300		Total Special Features:					Total:	1,300												